



The Willows, Packers Lane, Uffington, Oxfordshire SN7 7RT  
Oxfordshire, Guide Price £650,000

Waymark



# Packers Lane, Uffington SN7 7RT

Oxfordshire

Freehold

**Detached Family Home | Blend Of Character And Modern Design | Four Bedrooms | Two Bathrooms | Modern Extension To The Rear | Spacious And Private Rear Garden | Private & Quiet Location At The End Of A No Through Lane | No Vehicle Access Or Driveway Parking | Attractive Village Setting | Water Ingress Damage Throughout Ground Floor | Property Has Been professionally Dried Out Since**

## Description

An impressive four bedroom detached family home which has been extended and improved by the current owners. This stunning cottage blends character features with modern design and benefits from three reception rooms, two bathrooms and a beautiful private and spacious rear garden which is quiet and tranquil. It is important to note that the property has suffered water ingress damage throughout the ground floor back in January 2024, however has since been professionally dried out. New flooring and skirting boards are required in some areas.

The property is situated just off the high street in Uffington at the end of a no through lane. The property is accessed on foot and comprises; Entrance porch, downstairs w/c, utility, bespoke fitted open plan kitchen/breakfast room from DeVol complete with silestone worktops, sitting room with wood burner, dining room, Modern family room with large sliding doors out to the private garden, landing, family bathroom and four spacious and light bedrooms, master with built in wardrobes, jacuzzi bath tub and en-suite shower room.

Externally the rear garden is spacious and mainly laid to lawn, along with specimen trees, fruit trees and shrubs. The rear garden is private and tranquil and also benefits from four storage sheds.

The property is freehold and is connected to mains, electricity, water and drainage. There is oil fired central heating throughout. This property must be seen to be fully appreciated.

## Location

The pretty village of Uffington lies on the edge of the Vale of the White Horse, just north of the Berkshire Downs and has a number of historical connections. Overlooking the village is the chalk White Horse, which was cut into the hillside some 3,000 years ago. The village boasts its own museum, the Tom Brown's School Museum - the author having been born in Uffington Vicarage - and the Poet Laureate, Sir John Betjeman also having lived in the village. Uffington has a majestic church regarded as the Cathedral of the Vale, a well-equipped village store with Post Office, a popular primary school and pre-school, together with a lovely traditional public house, village hall, community sports ground and a host of community organisations.

The village has good road links to Oxford (15 miles) and Swindon (11 miles) via the A420, with more local facilities and secondary schools available in the nearby market towns of Faringdon (6 miles) and Wantage (7 miles). Major rail links to London and the west are available from Swindon, Didcot and Oxford. The village is well positioned for a number of excellent independent schools such as St Hugh's and Pinewood Prep schools, as well as Abingdon School, Our Ladies and St Helens & St Katharine's, all of which are in Abingdon (15 miles).

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

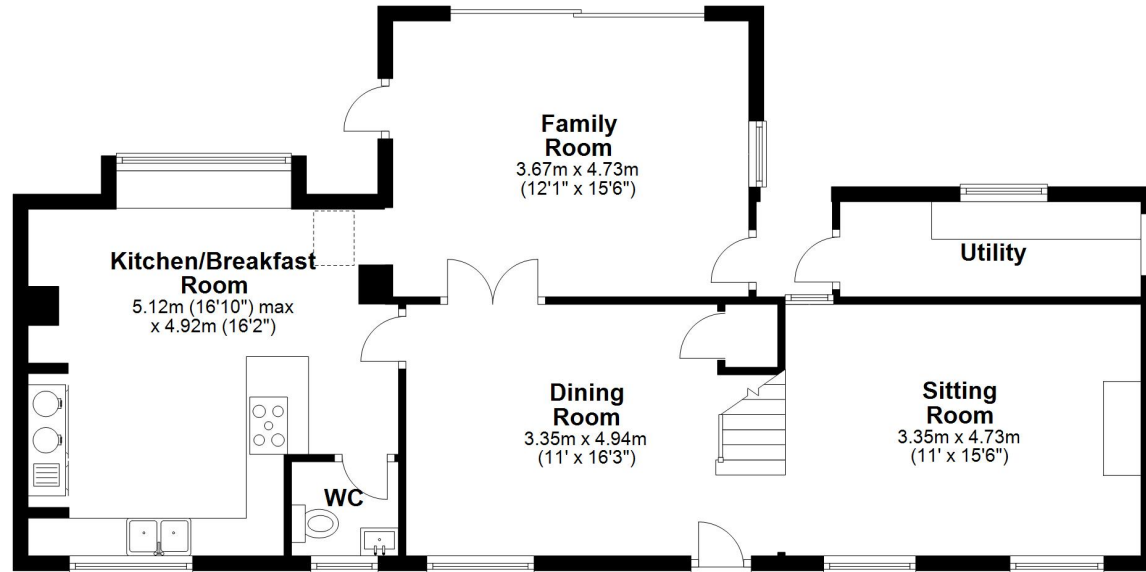


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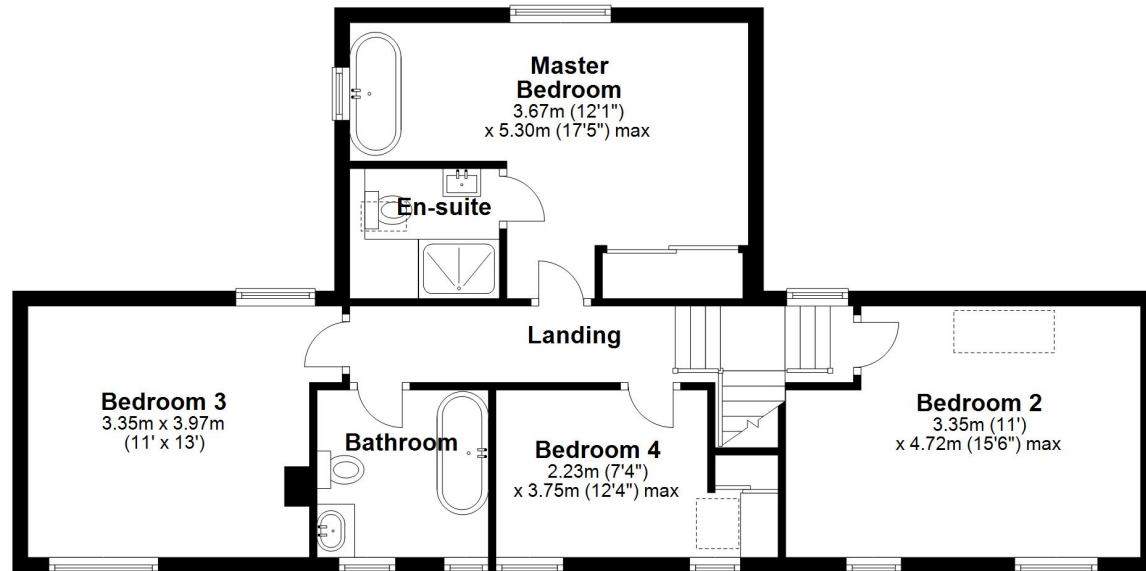
### Ground Floor

Approx. 81.9 sq. metres (881.7 sq. feet)



### First Floor

Approx. 69.3 sq. metres (745.9 sq. feet)



Total area: approx. 151.2 sq. metres (1627.6 sq. feet)

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.



